

# EXHIBIT 39



## Certificate of Occupancy

**CO Number: 420602182T001**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Queens <b>Address:</b> 1-50 50TH AVENUE <b>Building Identification Number (BIN):</b> 4541370	<b>Block Number:</b> 00006 <b>Lot Number(s):</b> 80  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 07/08/2015 <b>Expiration Date:</b> 09/06/2015
<b>This building is subject to this Building Code:</b> 2008 Code			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B (2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 37	<b>Height in feet:</b> 350	<b>No. of dwelling units:</b> 619
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> Easement(s) - Recording Info: FLOOD ZONE COMPLIANCE.		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 26 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OCCUPANCY EXCLUDES RETAIL SPACES GROUND LEVEL AMENITIES, HOIST LINE APARTMENTS ON FLOORS ONE (1) THROUGH ELEVEN (11) FLOORS, AND ROOF TERRACES.			

Borough Commissioner

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Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001 20	OG	R-2		2		RESIDENTIAL LOBBY, MAIL ROOM, MANAGEMENT OFFICE, WOMEN'S LOCKER, MEN'S LOCKER, BREAK ROOM, PARKING ATTENDANT OFFICE, SUPER'S OFFICE ACCESSORY TO RESIDENTIAL
001 001 10	OG	S-2 R-2 U		2, 6, 2		SANITARY POE, GAS METER RM, PACKAGE RM, VALET RM, TRASH COMPACTOR RM, FIRE PUMP RM, OFFICE STORAGE, BIKE RM, SUPER'S WORKSHOP, TELECOM RM, ELECTRIC SERVICE RM, WATER METER RM
001 001	OG	R-2 S-2		2, 6		PARKING FOR 38 SPACES TOTAL
001 001 67	OG	R-2		2		RESIDENTIAL AMENITIES (GYM, KIDS PLAY RM, DOG CITY) ACCESSORY TO R2
001 001	OG	M		6		RETAIL SPACE B (VACANT/NO OCCUPANCY)
001 001	OG	M		6		RETAIL SPACE A (VACANT/NO OCCUPANCY)
002 004	100	S-2 R-2		2, 6		PARKING FOR 229 SPACES TOTAL
002 004	100	R-2	37	2		(37) APARTMENTS PER FLOOR, ELECTRICAL TELECOM CLOSETS, TRASH ROOM.
004 004 2	100	R-2 U		2, 6		BOILER ROOM, STORM WATER IRRIGATION TANK RM., WATER TANK
005 005	100	R-2	41	2		(41) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH ROOM, STORAGE RM.
005 005 36	100	R-2		2		TERRACE ACCESSORY TO RESIDENTIAL
006 006	100	R-2	42	2		(42) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH RM, STORAGE RMS

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007 007		100	R-2 S-2	32	2, 2	(32) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH ROOM, STORAGE RM
008 011		100	R-2 S-2	32	2, 2	(32) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH ROOM, STORAGE RM
012 012		100	R-2	30	2	(30) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH RM, ACCESSORY RESIDENTIAL AMENITY SPACE & LAUNDRY RM.
013 013 215		100	R-2		2	ROOF TERRACES ACCESSORY TO RESIDENTIAL (ONE TERRACE HAS 140 OCCUPANTS, ONE TERRACE HAS 75 OCCUPANTS)
013 013		100	R-2	8	2	(8) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, ACCESSORY RESIDENTIAL AMENITIES SPACE, TRASH RM.
014 014		100	R-2	9	2	(9) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSET, TRASH RM, ELEVATOR MACHINE ROOM
015 033		100	R-2	10	2	(10) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH RM.
034 036		100	R-2	7	2	(7) APARTMENTS PER FLOOR, ELECTRICAL/TELECOM CLOSETS, TRASH RM.
037 037		100	R-2	7	2	(7) APARTMENTS, ELECTRICAL/TELECOM CLOSETS, TRASH RM
RO F		100	S-2		2	ELEVATOR MACHINE ROOM, MECHANICAL EQUIPMENT & BULKHEAD
ZONING LOT DESCRIPTION RECORDED UNDER CRFN #2013000110502 & 2013000110503 AND EASEMENT RECORDED UNDER CRFN #2013000110501. TOTAL ATTENDANT PARKING FOR 267 VEHICLES. PAID ATTENDANTS EMPLOYED BY THE OWNERS OR OPERATORS OF SUCH SPACES BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILES AT ALL TIMES WHEN SUCH SPACES ARE IN USE. THE BUILDING DOES NOT HAVE A 13TH MARKETING FLOOR. FLOORS 13-37 ARE CONSTRUCTION FLOORS AND FLOORS 14-37, PH ARE MARKETING FLOORS.						
END OF SECTION						

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